

114.0

0011

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

610,800 / 610,800

USE VALUE:

610,800 / 610,800

ASSESSED:

610,800 / 610,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MOODY LINDA E	
Owner 2:	
Owner 3:	

Street 1: 4 CARL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAC NEIL JOSEPH M-CAROL A -

Owner 2: -

Street 1: 4 CARL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5795	Sq. Ft.	Site			0	70.	1.02	5									415,694						415,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct	
101		5795.000	195,100			415,700	610,800				73627	
Total Card		0.133	195,100			415,700	610,800	Entered Lot Size			GIS Ref	
Total Parcel		0.133	195,100			415,700	610,800	Total Land:			GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit /Card:		446.49	/Parcel:	446.49	Land Unit Type:			Insp Date

08/24/18

I8919!

USER DEFINED

Prior Id # 1:	73627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/30/21 08:09:33
LAST REV	Date Time
	04/06/21 11:03:35
	mmcmakin
	8919
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,100	0	5,795.	415,700	610,800		Year end	12/23/2021
2021	101	FV	180,500	0	5,795.	415,700	596,200		Year End Roll	12/10/2020
2020	101	FV	180,600	0	5,795.	415,700	596,300	596,300	Year End Roll	12/18/2019
2019	101	FV	181,100	0	5,795.	421,600	602,700	602,700	Year End Roll	1/3/2019
2018	101	FV	181,100	0	5,795.	314,700	495,800	495,800	Year End Roll	12/20/2017
2017	101	FV	181,100	0	5,795.	285,000	466,100	466,100	Year End Roll	1/3/2017
2016	101	FV	193,200	0	5,795.	273,200	466,400	466,400	Year End	1/4/2016
2015	101	FV	169,700	0	5,795.	231,600	401,300	401,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC NEIL JOSEPH	66421-59		11/23/2015		435,000	No	No		
	11035-4		1/21/1966			No	No	CAROL A MACNEIL D.O.D. 5/7/2015 BK66421 PG 53	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/12/2018	1874	Redo Bat	1,200	C					8/24/2018	Meas/Inspect	BS	Barbara S											
2/17/2016	162	Redo Kit	9,300		2/17/2016			Kitchen remodel.	5/3/2016	Sales Review	PT	Paul T											
									4/11/2016	SQ Returned	EMK	Ellen K											
									12/9/2008	Meas/Inspect	189	PATRIOT											
									3/7/2000	Inspected	264	PATRIOT											
									2/7/2000	Measured	197	PATRIOT											
									9/2/1993		MF												

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

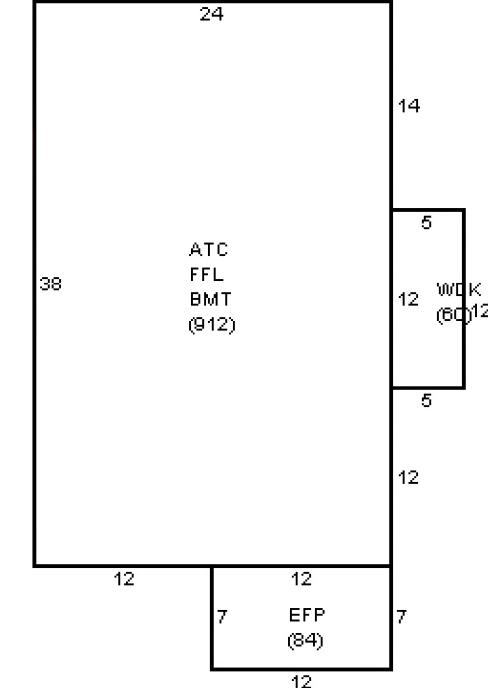
Type:	2 - Bungalow
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SINK/TOILET IN BSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:

31 %

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	132.300
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282700
Depreciation:	87637
Depreciated Total:	195063

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	132.30
Special Features:	0		Val/Su Net:	85.31
Final Total:	195100		Val/Su SzAd:	158.46

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 114.0-0011-0007.0

More: N

Total Yard Items:

Total Special Features:

Total:

**IMAGE****AssessPro Patriot Properties, Inc**

Total: